

Neighbourhood and Community Planning

About NPs, approach and options

Prepared by:



Who am I?

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Introduction

- What is a Neighbourhood Plan?
- What can, can't and must it achieve?
- How do you produce a Neighbourhood Plan?

What is a Neighbourhood Plan?

- A community-led plan that will comprise part of the statutory development plan for your area upon adoption
- A plan that deals with real 'planning' issues (use / re-use of land and / or buildings)
- A plan that must be prepared in accordance with all relevant national and local plan policy
- A plan that is only adopted once it receives support of at least 50% of all voters at a local referendum

What can a Neighbourhood Plan achieve?

- Growth planned and managed by a set of community-led policies
- More development than is proposed in the adopted local plan
- Influence on the scale and form of development in a Neighbourhood Area
- Targeted development to meet specific local needs
- Additional protection for important local features
- A means of identifying the most appropriate use of any financial planning gain (from S106 and CIL)

What can't a Neighbourhood Plan achieve?

- Protection of areas where development is proposed (either through site-specific policy or an existing permission)
- Development that impacts adversely on historic or environmental designations elsewhere
- Policies that will result in a lesser amount of development than proposed in the adopted local plan
- 'Excluded development', including significant waste, energy, transport or other infrastructure projects
- Traditional 'Parish / Town Plan' matters, including street-lighting, dog fouling, maintenance of open space, public realm **unless** linked in with more targeted development objectives

What must a Neighbourhood Plan achieve?

- At least the level of development that is proposed in the adopted local plan
- A set of policies that contribute to and promote the achievement of sustainable development

How do you produce a Neighbourhood Plan?

- The Plan must be led by the Parish Council (defined as a 'qualifying body' under the Localism Act)
- The Plan should ideally be developed as a result of significant consultation
- The Plan must adhere to the legal steps / procedures set out in the NP (General) Regulations 2012
- The Plan must pass a technical check (examination) and a community check (referendum) before it can be adopted
- A Neighbourhood Plan requires commitment – it may take around 2 years to produce it properly

How do you produce a Neighbourhood Plan?

The key statutory stages:

Area Designation (6 weeks)

Pre-submission consultation (6 weeks)

Pre-examination publicity (6 weeks)

Examination

Referendum

How do you produce a Neighbourhood Plan?

What is needed?

The 4 'C's

Consultation
Collaboration
Conformity
COMMITMENT

How do you produce a Neighbourhood Plan?

Consultation

- Or ‘community engagement’
- One of the key threads that runs throughout the plan
- Key to ensuring that the plan is representative of, and supported by, the community
- Important to be inspiring, creative and engaging

How do you produce a Neighbourhood Plan?

Collaboration

- It isn't possible for the community to do this all on their own – so work with others.
- Forest Heath appear to be very keen to support Neighbourhood Planning. It must be remembered that they have a legal duty to support – after all, you are delivering part of THEIR development plan
- Continue to liaise with your statutory consultees – even if you aren't legally obliged to
- Speak to other similar communities and share ideas

How do you produce a Neighbourhood Plan?

Conformity

- Unfortunately neighbourhood planning does come with rules
- You must follow the appropriate regulations and legislation
- You must conform with the NPPF
- You must be in ‘general conformity’ with the strategic development plan, that is (or will be):
 - Forest Heath Core Strategy 2010 (part)
 - ‘Saved’ Policies of the Forest Heath Local Plan 1995
 - Eventual output of the Core Strategy Single Issue Review (SIR) (ongoing)

How do you produce a Neighbourhood Plan?

Coordination

- To get a plan you need to make a plan
- Ownership of the project plan by a project lead who can really drive the team forward
- Consistency is key. Make sure everybody working on the plan keeps to the programme.
- Identify a timeline that the residents can buy into – don't leave them asking 'what happens next?'

How do you produce a Neighbourhood Plan?

COMMITMENT

What may a plan for Newmarket achieve?

- Delivery of aspects of the Newmarket Vision
- Planned delivery of the housing required for Newmarket
- Support for a new town centre strategy
- Additional protection for the important role played by the equine industries
- ANY OTHER ISSUES?